

March 31, 2022

Land Use Board
Town of Clinton
43 Leigh Street
Clinton, NJ 08809

RE: Ansuya Enterprises of Clinton, LLC
Site Plan
Block 17, Lot 2;
Block 18, Lots 2.03, 2.04 and 6
Town of Clinton, Hunterdon County, NJ

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

Dear Board Officials:

Engineering & Land Planning (E&LP) has prepared this Environmental Impact Statement narrative as part of the amended preliminary phase 2 site plan and amended preliminary and final phase 3 site plan application for Ansuya Enterprise of Clinton, LLC.

As part of the original approved application, an Environmental Impact Statement prepared by Schoor DePalma dated January 4, 2002 was submitted to the Board for the project. As noted in the report, the EIS concluded that the proposed site improvements would have limited environmental impacts to water quality, air quality, water supply, topography, soils, hydrology, vegetation, wildlife, historic & archeologic resources, visual character, noise, hazardous waste, artificial light, while also providing for positive economic impact in the area.

The proposed site amendments to the development consist of the removal of a previously approved 3-story office building and a 1-story restaurant building and replacing those with a 1-story fast food restaurant, a 3-story combined bar/restaurant/meeting room facility and a 1-story meeting room building. The amended site design mimics the previously approved site plan. The limits of the development are virtually identical, there is no increase in impervious coverage and limit of disturbance remains the same. The grading and drainage patterns have been designed to direct runoff to the same basins as noted on the approved plans. After reviewing the previous EIS and comparing with the proposed de minimis changes to the site, E&LP believes the conclusions noted in the Schoor DePalma report remain unchanged and the proposed site improvements would have limited environmental impacts to water quality, air quality, water supply, topography, soils, hydrology, vegetation, wildlife, historic & archeologic resources, visual character, noise, hazardous waste, artificial light, while also providing for positive economic impact in the area.

Sincerely,

Engineering & Land Planning Associates, Inc.



Wayne Ingram, P.E., P.L.S., P.P., C.M.E.
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